



RANDALL COMMERCIAL GROUP, LLC

INVESTMENT REAL ESTATE OPTIMIZED



DOLLAR GENERAL | BATESVILLE, MS

RETAIL PROPERTY

FOR SALE // \$1,527,066 // 6.65% CAP RATE //

PRESENTED BY //

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DISCLAIMER



CONFIDENTIALITY & DISCLAIMER

The information provided within this Offering Memorandum has been obtained from sources that are believed to be reliable, but Randall Commercial Group, LLC has not verified the information and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The information may be estimated or generalized and is prepared to provide a summary of highlights and only a preliminary level of information regarding the project. Any interested party must independently investigate the subject property, particularly from a physical, financial, tenant, and overall development standpoint. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This information is not intended to provide full due diligence on the subject property, as it is the responsibility of the interested buyer to conduct full due diligence with their advisors. The data contained within this offering memorandum is for information purposes only and is not sufficient for evaluation of Property for potential purchase.

Randall Commercial Group, LLC has not performed due diligence pertaining to the physical state of the property nor the property's current or future financial performance. Furthermore, no due diligence has been performed regarding the financial condition or future plans for this location. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This information may have changed and there may be omissions of material data as this is not intended to provide complete due diligence.

Past, expected or projected performance does not guarantee future performance. Property owners and/or buyers bear the full risk and exposure of all business, events, tenant, credit, and liability associated with such properties. The acreage, size, and square footage of the property and improvements are estimated and should be independently verified. Inherent risk and concentrated exposure are associated with single tenant occupied properties and prospective buyer should fully investigate tenant, lease, market, and all relevant aspects of this property, tenant, and transaction. Unless a fully executed purchase and sale agreement has been executed, seller and Randall Commercial Group, LLC expressly reserves the right, at their sole discretion, to reject any and all expressions and/or interests or offers to purchase the property and to terminate negotiations and discussions with any person or entity reviewing this offering memorandum or making an offer on property unless a purchase and sale agreement of property has been executed and delivered.

In no event shall prospective purchaser or its agent have any claims against Seller or Randall Commercial Group, LLC or any of its affiliates, directors, offices, owners, agents, or licensees for any damages, liability, or any cause of action relating to this solicitation process, the marketing material, marketing process, or sale of property. By reviewing the material contained herein, you are agreeing to the terms and limitations of its use provided herein.

INVESTMENT SUMMARY



INVESTMENT SUMMARY

OFFERING PRICE:	\$1,527,066
NET OPERATING INCOME:	\$101,549
YR1 CAP RATE:	6.65%
YEAR BUILT:	2022
BUILDING SIZE:	10,566 SF
LOT SIZE:	2.02 Acres
PROPERTY ADDRESS	22350 Highway 6
CITY, STATE, ZIP:	Batesville, MS 38606
3 MILE POPULATION:	1,857

PROPERTY HIGHLIGHTS

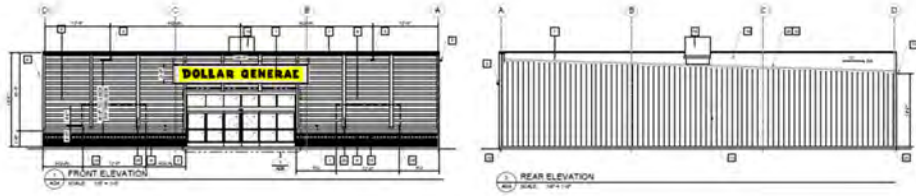
- NNN Single Tenant Investment Opportunity
- Hardy Plank Front
- 15-year initial lease term with +/- 11 years remaining
- Five (5), Five (5) Year Options with 10% increases
- Store is strategically located on the east side of Batesville along Highway 6, connecting Interstate 55 to the University of Mississippi (Ole Miss) in Oxford.
- Highway 6 is one of the most heavily trafficked non-interstate roads in North Mississippi and is strategically positioned to capture "last-stop" retail traffic for travelers moving between Batesville and Oxford.
- The property is not far from the brand new, 32-acre shopping center called Covenant Crossing. Tenants include Academy Sports, Hobby Lobby, TJ Maxx, Ross, Ulta, etc.
- Property is also close to Batesville's GE Aerospace facility, a high-tech manufacturing hub that has become a cornerstone of North Mississippi's industrial economy.
- Batesville serves as a vital commercial and transit hub for North Mississippi. Located in Panola County, it sits at the high-traffic intersection of Interstate 55 and Highway 6, roughly 20 miles west of Oxford and 50 miles south of Memphis.
- Source: Google Gemini, GE Aerospace, The Panolian

LEASE SUMMARY

TENANT:	Dolgencorp, LLC d/b/a Dollar General
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15-years
ANNUAL RENT:	\$101,549.88
RENT PSF:	\$9.61
BLDG. DELIVERY DATE:	March 2022
RENT COMM. DATE:	March 21, 2022
RENEWAL OPTIONS:	Five (5), Five (5) Year Options
RENT BUMPS:	10% per Option
LEASE GUARANTOR:	Dollar General Corporation



COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	Dollar General Batesville, MS
STREET ADDRESS	22350 Highway 6
CITY, STATE, ZIP	Batesville, MS 38606
COUNTY	Panola

BUILDING INFORMATION

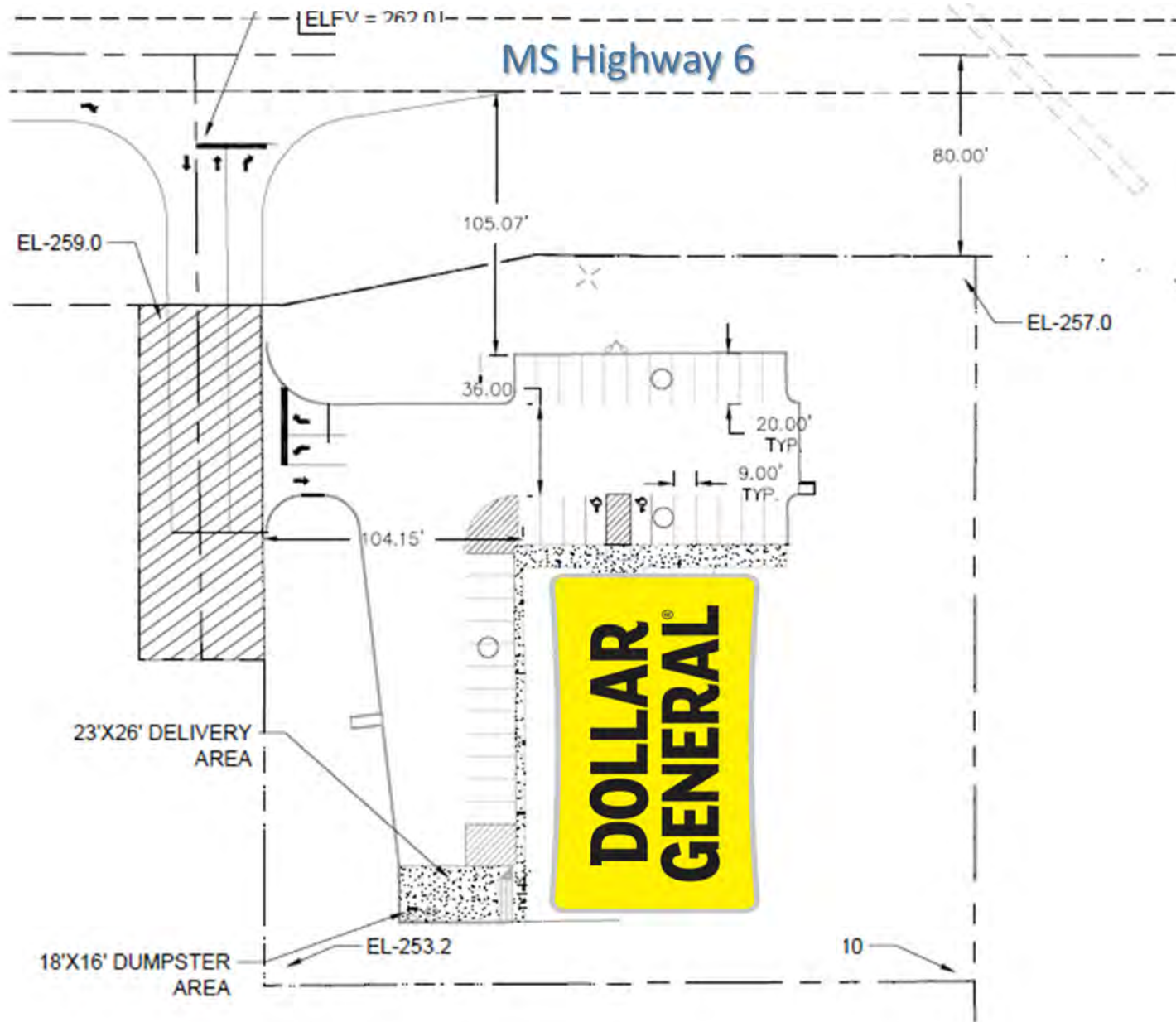
BUILDING SIZE	10,566 SF
NOI	\$101,549.88
CAP RATE	6.65%
OCCUPANCY %	100.0%
TENANCY	Single
YEAR BUILT	2022
CONSTRUCTION STATUS	Existing
FRAMING	Metal
CONDITION	Excellent
ROOF	Standing Seam Metal Roof
FREE STANDING	Yes



FOR SALE // RETAIL PROPERTY

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SITE PLAN



TENANT PROFILE



DOLLAR GENERAL®

pop shelf **DOLLAR GENERAL** **market™**

COMPANY HIGHLIGHTS

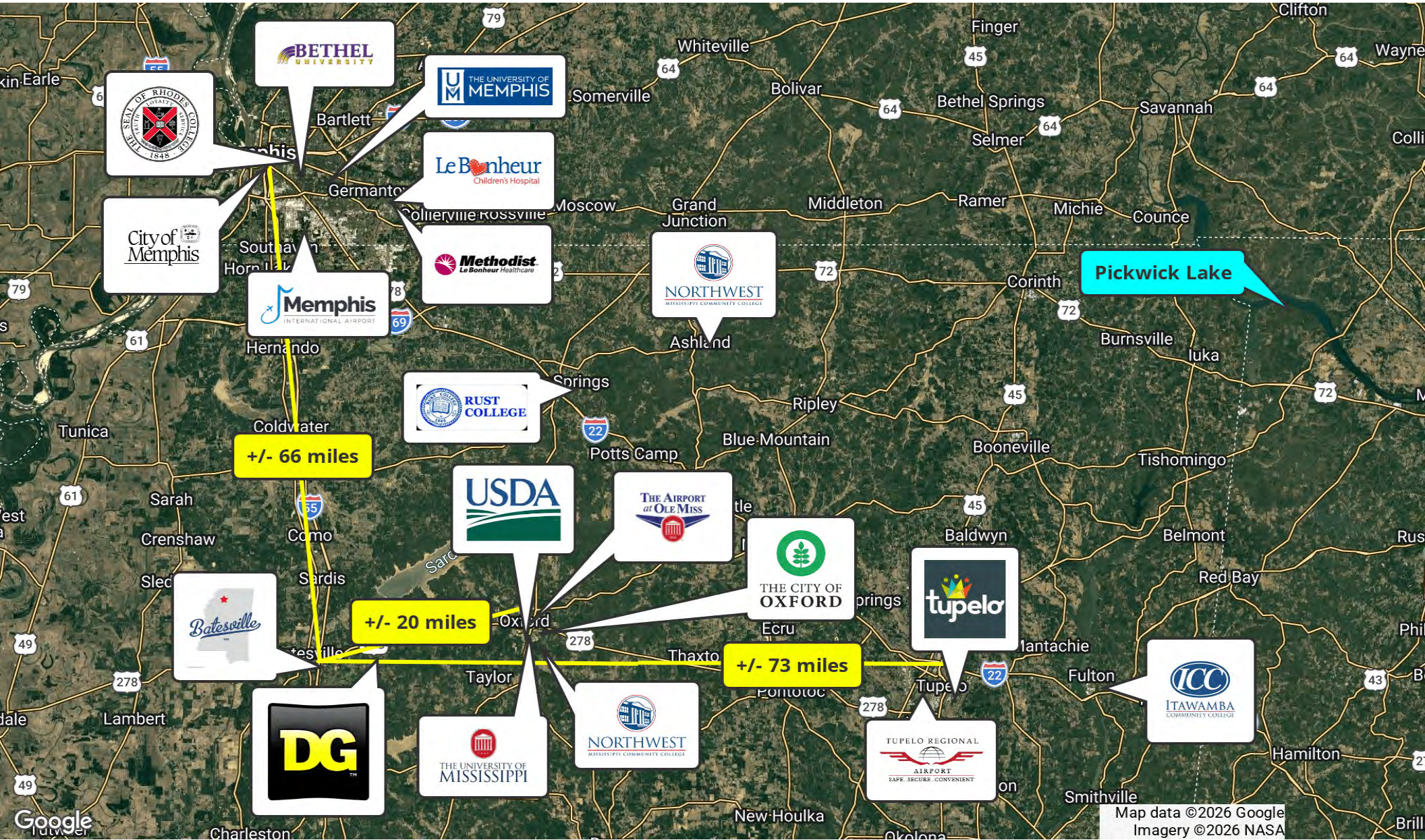
- 2024 Fiscal Year Net Sales **Increased 5.0%** to **\$40.6 Billions**
- 2024 Fiscal Year Same-Store Sales **Increased 1.2%**
- 2024 Annual Cash Flows from Operations increased **25.3%** to **\$3.0 Billion**
- **Ranked #111** on Fortune 500 List
- **20,500+ stores in 48 states**; 34 distribution centers
- **+/- 575** New Stores Planned to Open in 2025
- **+/- 4,885** Total Expected Real Estate Projects in 2025
- Dollar General has been **in business for 83 years** and opened its **19,000th store** in early 2023
- <https://investor.dollargeneral.com/>

RENT SCHEDULE

LEASE YEAR	ANNUAL RENT	INCREASE
1 - 15	\$101,550	
OPTION 1	\$111,705	10%
OPTION 2	\$122,875	10%
OPTION 3	\$135,163	10%
OPTION 4	\$148,679	10%
OPTION 5	\$163,547	10%



REGIONAL MAP



BATESVILLE, MS & SURROUNDING ECONOMY



BATESVILLE, MS ECONOMY

- Batesville Civic Center is a **45,000 sq. ft.** building that can hold 8,022 people
- Harmon Industrial Park, the 20,000 sq. ft. Batesville Enterprise Center houses several business incubators
- Panola Partnership CEO Joe Azar presented conceptual drawings for a proposed sports complex that will have a price tag of **\$18-\$20 million**
- There is a three-phase plan proposal, nearly **\$850 million on 260 acres** in capital investment into Batesville, creating more than 900 full time jobs
- Home to Magnolia Grove Monastery, a 120-acre residential monastery
- The cost of living in Batesville is **21.3% lower** than the US average and **2.4% lower** than the state average
- Batesville is the county seat of Panola County, Mississippi, which has an estimated population of **35,000**.
- GE Aviation, a subsidiary of General Electric, has a plant in Batesville and employs nearly **500** staff. Altogether, Batesville is home to over **30** manufacturing plants.
- *Source: panolacounty.com, deltabusinessjournal.com, panolian.com, bestplaces.net,*

OXFORD, MS ECONOMY

- Batesville, MS is +/-20 miles west of Oxford, MS
- One of the **fastest growing** micropolitan in the nation and has seen a **22% population increase** since 2010
- Ranked **#8** out of 542 micropolitan areas for economic strength
- The Oxford Square won the inaugural 2019 Great Public Space in Mississippi award presented by the MS Chapter of the American Planning Association
- Oxford job market increased by **2.2%** over the last year and has a future job growth over the next ten years predicted to be 50.9%
- City's population has a median household income of **\$227,400** compared to an average of \$105,700 statewide
- Oxford is a Certified Retirement City-CNBC's list of 10 Great College Towns for Retirees
- Oxford commons has approved an expansion that will be located on 16 acres
- *Source: Walton Family Foundation, ESRI, news.olemiss.edu, Oxford Eagle, bestplaces.net, MS Business Journal, hottytoddy.com*



THE UNIVERSITY OF MISSISSIPPI



OLE MISS

- Mississippi's Flagship University and the largest in the state, founded in 1848
- The University had a **\$2.9 billion** in income to the Mississippi economy in 2019
- Included in the elite group of R-1: Doctoral Universities and is ranked among the nation's fastest-growing institutions
- All three degree programs in Patterson School of Accountancy are among the **top 10** in the 2018 annual national rankings of accounting programs
- **Top 15** Online MBA Program in the nation per U.S. News & World Report
- The University's Master of Business Administration program is ranked 37th among public universities by Bloomberg Business Week
- Voted **#1** Best Beautiful College Campus 2016 by USA Today & **#1** college town by ESPN 2021
- 10 consecutive years, Ole Miss has been named to the "Great Colleges to Work For" list compiled annually by The Chronicle of Higher Education
- Source: *olemiss.edu, Public Accounting Report, collegestats.org*

NORTHWEST COMMUNITY COLLEGE



NORTHWEST COMMUNITY COLLEGE

- Panola County gets a **\$2 million** grant to renovate the old outlet mall into a job training center for the Northwest Mississippi Community College (image below)
- NMCC plans to open this Fall 2021, with a **40,000 square-foot** Workforce Training Center that will have **four 10,000 square-foot unites** and provide space for machinery to build prototypes and begin taking products to market
- Northwest offers 28 distinct undergraduate degrees, concentrated into 23 majors within 12 broad fields of study
- Northwest announced as being among the first cohort of seven colleges nationwide in Achieving the Dream's (ATD) new Building Resiliency in Rural Communities for the Future of Work Initiative
- Northwest football in December 2020 wone the MACCC and National Community College Football Championship titles
- *Source: collegefactual.com, deltabusinessjournal.com*



NORTHWEST
MISSISSIPPI COMMUNITY COLLEGE



HEALTHCARE NEAR BATESVILLE



BAPTIST MEMORIAL HOSPITAL - OXFORD, MS

- The **\$300 million** new Baptist Memorial Hospital was completed in 2017, the single largest economic development event in the history of Oxford and Lafayette County
- Baptist Memorial Hospital is a **217-bed** acute care facility with capacity to expand to 250 beds and a 23-bed Emergency Department, open 24 hours a day, 365 days a year, serving Northern third of Mississippi
- One of the fastest growing hospitals in the region that cares for over **40,000** patients annually from throughout North Mississippi area
- The new hospital provides care across 100 medical and surgical specialists representing more than 30 specialty areas
- An estimated **\$241.2 million** in total production of goods and services (output) value
- The hospital has a cancer treatment center which offers chemotherapy and radiation therapy with advanced technology, including a linear accelerator, a CT simulator, and a Positron Emission Tomography (PET) scanner.

HEALTHCARE AND MEDICAL

- Baptist Memorial Hospital has an innovative 3D mammography, an advanced screening tool to improve early detection
- The Heart Care Center offers full continuum of advanced cardiac care, from heart surgery to cardiac rehab offering two dedicated catheterization labs, an electrophysiology lab, peripheral vascular lab, and a multitude of noninvasive procedures.
- Baptist Memorial Hospital offers other services including: Gastroenterology, Maternity services, Outpatient Diagnostic Center (ODC), Outpatient Rehabilitation, Sleep Disorder Center, Weight Loss Center, etc.
- Oxford is also home to the North Mississippi Regional Center with 1,150 employees, 12 24-hour care cottages and 20 10-bed community homes.
- North MS Regional Center is a comprehensive regional program focusing on mental health providing services to **32 counties** in MS reaching approx. **2,000** patients the past fiscal year
- Source: baptistonline.org, oxfordms.com, bolarchive.bmhcc.org

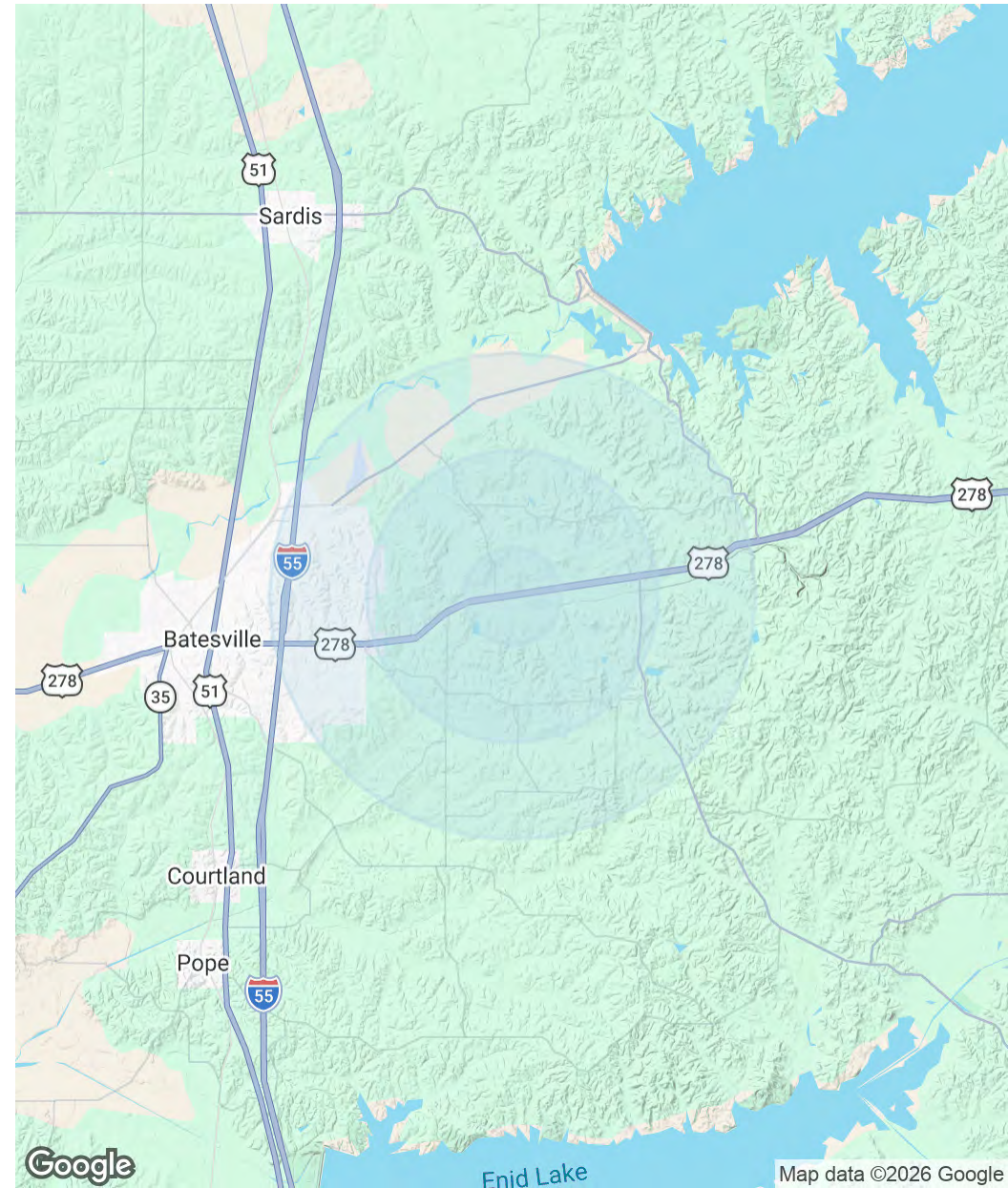


DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	143	1,535	4,047
AVERAGE AGE	36.3	37.8	40.1
AVERAGE AGE (MALE)	36.8	36.3	37.5
AVERAGE AGE (FEMALE)	31.4	34.7	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	46	486	1,442
# OF PERSONS PER HH	3.1	3.2	2.8
AVERAGE HH INCOME	\$85,987	\$89,702	\$78,974
AVERAGE HOUSE VALUE	\$153,496	\$178,091	\$164,478

2023 American Community Survey (ACS)





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ABOUT RANDALL COMMERCIAL GROUP, LLC

Randall Commercial Group, LLC is a boutique commercial real estate investment brokerage and consulting firm focused on properties and development opportunities in the southeastern United States for clients located throughout the country. Through a myriad of brokerage services, we serve institutional and individual investors as well as end users, tenant, and developers on deals ranging up to \$50 million in estimated market value.

Our proprietary research, continual education, creativity, and perseverance allow us to focus on creating client wealth by optimizing real estate strategies for businesses and investors while building meaningful, long-term relationships. The majority of our business results from expanding our client relationships and referrals from clients and peers. We believe the reward for hard work well done is the opportunity to do more of it; for this, we thank you for your trust and belief in our methodology.

Our corporate strategy is simple: client first. We do not desire to be all things to all clients, but we are singularly focused on being all things investment real estate.

MS WORKING WITH A REAL ESTATE BROKER



MREC Agency Disclosure Form A

WORKING WITH A REAL ESTATE BROKER

****THIS IS NOT A LEGALLY BINDING CONTRACT****

Approved 06/2023 By
MS Real Estate Commission
P.O. Box 12685
Jackson, MS 39232

GENERAL

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purposes of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

➤ **A Disclosed Dual Agent may not disclose:**

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

MS WORKING WITH A REAL ESTATE BROKER



AGENCY EXCEPTION: PROPERTY CONDITION DISCLOSURE STATEMENT (PCDS)

Effective March 14, 2023, the Mississippi Code was amended to eliminate all duties and obligations of real estate agents to their clients or others concerning the Property Condition Disclosure Statement (PCDS) required for residential real estate transactions involving real estate agents, including (but not limited to) any responsibility for the completeness and accuracy of information contained in the PCDS, or for its delivery.


IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent, you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- Client (The Licensee is my Agent. I am the Seller or Landlord)
 - Client (The Licensee is my Agent. I am the potential Buyer or Tenant)
 - Client (The Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
 - Customer (The Licensee is not my Agent)
- **USE "Customer signature" space, below**

(Client Signature)	(Date)	 (Licensee Signature)	(Date)	 (Customer Signature)	(Date)
(Client Signature)	(Date)	Randall Commercial Group, LLC (Licensee Brokerage)	(Date)	 (Customer Signature)	(Date)